

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Barton Willmore LLP
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 150890
Application type: Full Planning Approval

Applicant: The University of Reading

READING BOROUGH COUNCIL as local planning authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Full planning permission for the demolition of existing industrial units (B1 Use) and the development of 10 residential units for staff accommodation in connection with The University of Reading, associated car parking, bin stores, access and landscaping.

At: 1A Upper Redlands Road Reading RG1 5JJ

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 19th August 2015



Head of Planning, Development
& Regulatory Services



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Application At: 1A Upper Redlands Road Reading RG1 5JJ

Application No: 150890

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

DR-411-101 Rev P00 - Site Location and Ownership Plan dated 22/12/14

DR-411-102 Rev P00 - Existing Site Layout Plan dated 22/12/14

DR-411-103 Rev P00 - Proposed Site layout Plan dated 1/5/15

DR-411-104 Rev P00 - Demolition Plan dated 22/12/14

DR-411-105 Rev P00 - Topographical Survey dated 22/12/14

DR-412-111 Rev P00 - Existing Building Plan dated 22/12/14

DR-412-122 Rev P00 - Plans and elevations, Proposed 3 bed- dwelling dated 22/12/14

DR-412-123 Rev P00 - Plans and elevations, Proposed 2 bed - dwelling dated 1/5/15

DR-412-124 Rev P00 - Plans and elevations, ancillary structures dated 22/12/15

DR-413-101 Rev P00 - Street elevation and indicative visual dated 1/5/15

DR-414-101 Rev P00 - Existing and proposed site section A-A dated 1/5/15

DR-414-103 Rev P00 - Proposed site sections - dated 22/12/14

31-1036.05-A - Tree Survey, Retention and Removal Proposals and Layout

Reason: to clarify which drawings have been approved.

3. The materials used in the construction of the external surfaces of the dwellings shall be in accordance with those detailed on the application form and within the submitted Design and Access Statement ref. 15665-RT-410-101 RevP00 dated 1 May 2015.

Reason. In the interests of the appearance of the development and the character of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008.

4. The development hereby approved shall not be commenced until:

i) an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas, and

ii) a Tree Protection Plan to BS5837:2012 showing the position and specifications of tree protective fencing and other necessary measures, have been submitted to and approved in writing by the Local Planning Authority.

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a) No retained tree or ground vegetation shown on drawings DR-411-103 P00 or 31-1036.05-A Rev.A shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.

d) Details of all underground services within the site have been submitted to and approved in writing by the local planning authority.

e) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan and timetable.

Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed in accordance with the approved Tree Protection Plan and timetable. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that appropriate protection and consideration is given to trees of amenity value on and surrounding the site before works commence in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008.

5. The development hereby approved shall not be commenced until a schedule of all tree works to those trees shown to be retained on drawings DR-411-103 P00 or 31-1036.05-A Rev.A has been submitted to and approved in writing by the local planning authority. No tree works associated with the implementation of this permission shall be carried out to those trees shown as being retained other than in accordance with the approved schedule.

Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008.

6. No development of the houses hereby approved shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials;

(b) boundary treatments (to include measures to allow wildlife to pass through)

(c) planting plans (including tree planting) - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass

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establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate).

(d) a landscaping maintenance and management plan, including long term objectives, management responsibilities and maintenance schedules for the landscaped areas.

(e) Biodiversity enhancements to include bird and bat boxes on and around the new buildings.

The landscaping shall then be carried out before the end of the first available planting season following occupation of the development in accordance with the approved details. Maintenance and management shall be in accordance with the approved landscaping maintenance and management plan at all times thereafter.

Any trees or plants that, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that suitable landscaping is provided and maintained in the interests of the visual appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008, and Policy DM18 of the Sites and Detailed Policies Document 2012.

7. The existing vehicle and pedestrian access to the site from Upper Redlands Road shall be stopped up at the site boundary and abandoned prior to first occupation.

Reason. In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 and Policy DM12 of the Sites and Detailed Policies Document 2012.

8. The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 and Policy DM12 of the Sites and Detailed Policies Document 2012.

9. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

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Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 and Policy DM12 of the Sites and Detailed Policies Document 2012.

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding /scaffolding if required.

(E) Wheel washing facilities.

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures /Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction including ensuring that no materials resulting from demolition or construction development shall be burnt on site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012.

11. No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been provided in accordance with the submitted and approved details as included within the RPS Sustainable Drainage Report SF/JR/sb/JNY8377-03a dated 24th June 2015.

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Reason. To reduce surface water runoff to sustainable levels and in the interests of groundwater quality. In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 and Policy DM1 of the Sites and Detailed Policies Document 2012.

12. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason. To secure the long term reduction in surface water runoff from the site. In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 and Policy DM1 of the Sites and Detailed Policies Document 2012.

13. No development shall take place within the site until the applicant, or their agents, or their successors in title, has secured and implemented a phased programme of archaeological work in accordance with a written scheme of investigation, which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved written scheme.

Reason. To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ before any works begin in the interests of protecting the archaeological heritage of the borough. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008.

14. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site and shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,

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- ecological systems,
- archaeological sites and ancient monuments

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008.

15. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008.

16. The remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008.

17. The development hereby approved shall not be occupied until a 'As Built Standard Assessment Procedure' (SAP) assessment, produced by an accredited energy assessor, demonstrating that at least 50 percent of the dwellings achieve a minimum of a 25 percent improvement in the dwelling emission rate over the target emission rate has been submitted to and approved in writing by the Local Planning Authority.

Reason. To ensure an acceptable level of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008.

18. The development hereby approved shall not be occupied until a post- construction stage water efficiency calculator demonstrating that the development achieves a maximum water use of 105 litres per person per day as defined in paragraph 36(2)(b) of

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the Building Regulations 2010 (as amended) has been submitted to and approved in writing by the Local Planning Authority.

Reason. To ensure an acceptable level of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008.

19. No part of the development hereby approved shall be occupied until evidence demonstrating that each dwelling within the development as built meets the Lifetime Homes standard, has been submitted to and approved in writing by the Local Planning Authority.

Reason. To ensure that the development meets housing needs and provides for mixed and balanced communities by addressing requirements for people at different stages of life, in accordance with Policy DM5 of the Sites and Detailed Policies Document 2012 and Policy CS15 of the Reading Borough LDF Core Strategy 2008.

20. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 and Policy CS34 of the Reading Borough LDF Core Strategy 2008.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to address matters relating to tree protection and sustainable drainage.
2. The occupiers of the residential units will not be entitled to an on- street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with adopted Core Strategy Policy CS24 (Car/Cycle Parking). The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.